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## City of Mesquite Master Transportation Plan Update



Past Plans and Policies  
Memorandum



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February 2025

## CITY OF MESQUITE MASTER TRANSPORTATION PLAN UPDATE

### PAST PLANS AND POLICIES MEMORANDUM

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## 1. INTRODUCTION

This summary provides an overview of previous studies related to the City of Mesquite Master Transportation Plan and Capital Improvement Plan Update. The documents reviewed were obtained from the City of Mesquite (City) and the Regional Transportation Commission of Southern Nevada (RTC). The studies are grouped by agency and then listed in chronological order by publication date.

## 2. CITY OF MESQUITE TRANSPORTATION ELEMENT OF THE MASTER PLAN

**Completion Date:** May 2009

**Consultant:** Internal

**Project Extent:** City of Mesquite

### **Summary:**

The City of Mesquite Transportation Element of the Master Plan outlines City transportation standards, including level of service (LOS), access management (mobility and access), street standards, and impact fees. The plan also outlines several transportation goals the City has developed:

- Maintain a transportation system that provides safe routes for people, goods, and services and is consistent with the character of the area being served.
- Provide bikeways that are suitable, convenient, and efficient for bicycling.
- Support and encourage increased levels of bicycling.
- Implement bikeway projects identified through the RTC and local Government planning processes.

Additionally, the plan outlines policies for streets and highways, transportation financing, airport planning, and alternative transportation modes. Details of these policies are summarized below:

- **Standards for LOS**
  - The minimum acceptable LOS for all City streets is LOS C.
- **Access Management** Standards are grouped by control level (High, Moderate, Low), and include:
  - Posted speed limit
  - Signals per mile
  - Median type
  - Left turn spacing from major and minor streets
  - Minimum right-turn deceleration lane requirements
  - Driveway spacing
- **Street Standards** for major arterial roadways are shown in [Figure 2-1](#) and [Figure 2-2](#). The standards define minimum widths for street right-of-way, travel lanes, trails, landscaped medians, and pedestrian and drainage easements.
- **Impact Fees** ensure that new development contributes a proportionate share to roadway improvements as identified in the Transportation Capital Improvement Plan (TCIP).
- **Street and Highway Policies** include:
  - Managing access to transportation network to maintain efficient and safe roadways while minimizing congestion.

## Past Plans and Policies Memorandum

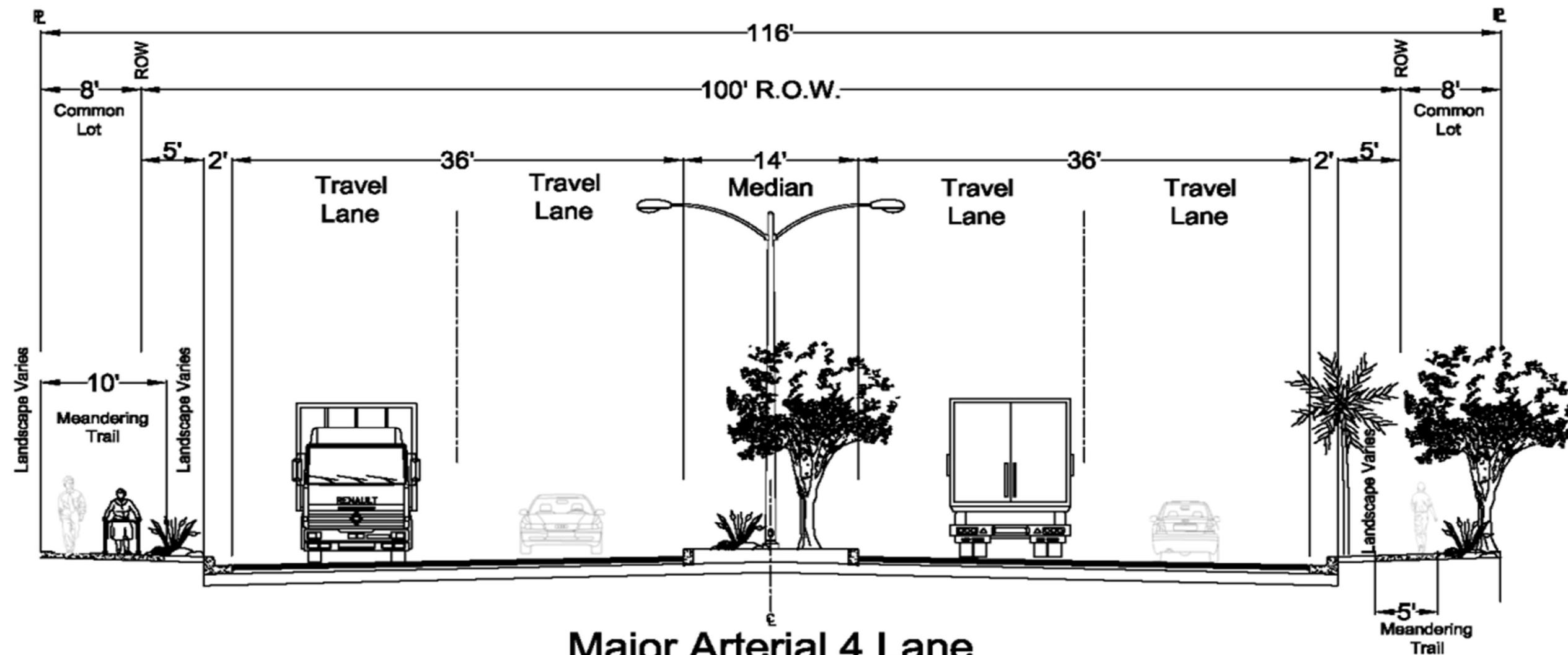
- Ensuring the adopted transportation system is consistent with the adopted land use plans.
- Requiring roadway facilities to maintain high quality and safe travel.
- Maintaining efficient traffic operations at I-15 interchanges and to Lincoln County.
- Locating and developing new schools on local or collector streets to improve efficiency and safety and decrease mobility conflicts due to speed control.
- Developing a transportation demand system model and begin requiring traffic reports for zone change requests or alterations to the Master Plan.
- **Transportation Financing Policies** include:
  - Continued operation of a Transportation Impact Fee program.
  - Identify and secure regional, state, and federal funding sources.
- **Airport Planning Policies** include:
  - Accommodate a major arterial in the old airport redevelopment.
  - Connect the City to its airport such that convenient access and mobility are provided.
  - Decrease congestion and dependence on I-15 by connecting the new airport and the downtown area.
  - Improve safety, operation, and convenience of cross-city movement via freeway interchanges.
- **Alternative Transportation Modes** Policies include:
  - Implement design standards for active transportation and transit modes.
  - Increase mobility options, including connectivity of alternative travel modes.
- **Design Standards and Streetscapes Policies** include:
  - Connect neighborhoods and planning areas with bikeways and trails that are separated from streets and vehicular movement.
  - Implement policies and strategies contained in the Mesquite Bicycle Plan.
  - Design and implement bicycle projects that are safe, convenient, and efficient for bicyclists.
  - Integrate bikeway system plans with other transportation plans.

The plan also provides an area map with existing and proposed roadways, shown in [Figure 2-3](#).



NOTE: WIDENING AT INTERSECTIONS TO ACCOMMODATE LEFT AND RIGHT TURN MOVEMENTS SHALL CONFORM TO CLARK COUNTY STANDARD DRAWINGS AS PER TRAFFIC REQUIREMENTS.

NO SINGLE FAMILY DWELLINGS WILL  
HAVE ACCESS TO OR  
FACE THIS ROADWAY.



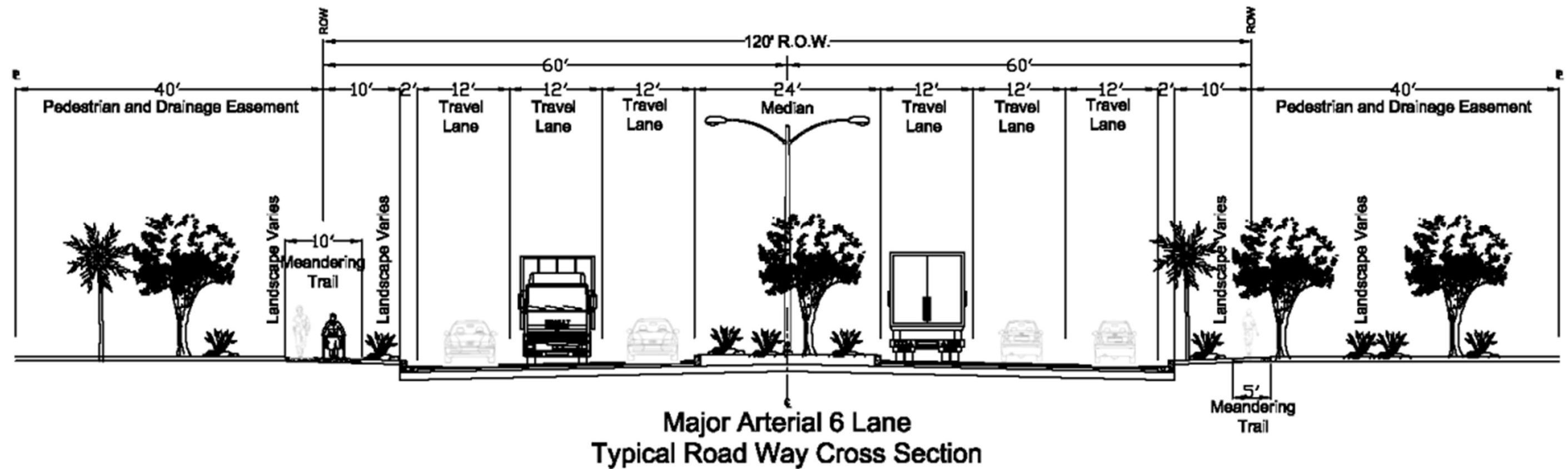
### Major Arterial 4 Lane Typical Road Way Cross Section

*Reference: Mesquite Master Plan Transportation Element*

**Figure 2-1: Major Arterial 4-Lane Typical Roadway Cross Section**

NOTE: WIDENING AT INTERSECTIONS TO ACCOMMODATE LEFT AND RIGHT TURN MOVEMENTS SHALL CONFORM TO CLARK COUNTY STANDARD DRAWINGS AS PER TRAFFIC REQUIREMENTS.

NO SINGLE FAMILY DWELLINGS WILL HAVE ACCESS TO OR FACE THIS ROADWAY.



Reference: Mesquite Master Plan Transportation Element

Figure 2-2: Major Arterial 6 Lane Typical Roadway Cross Section

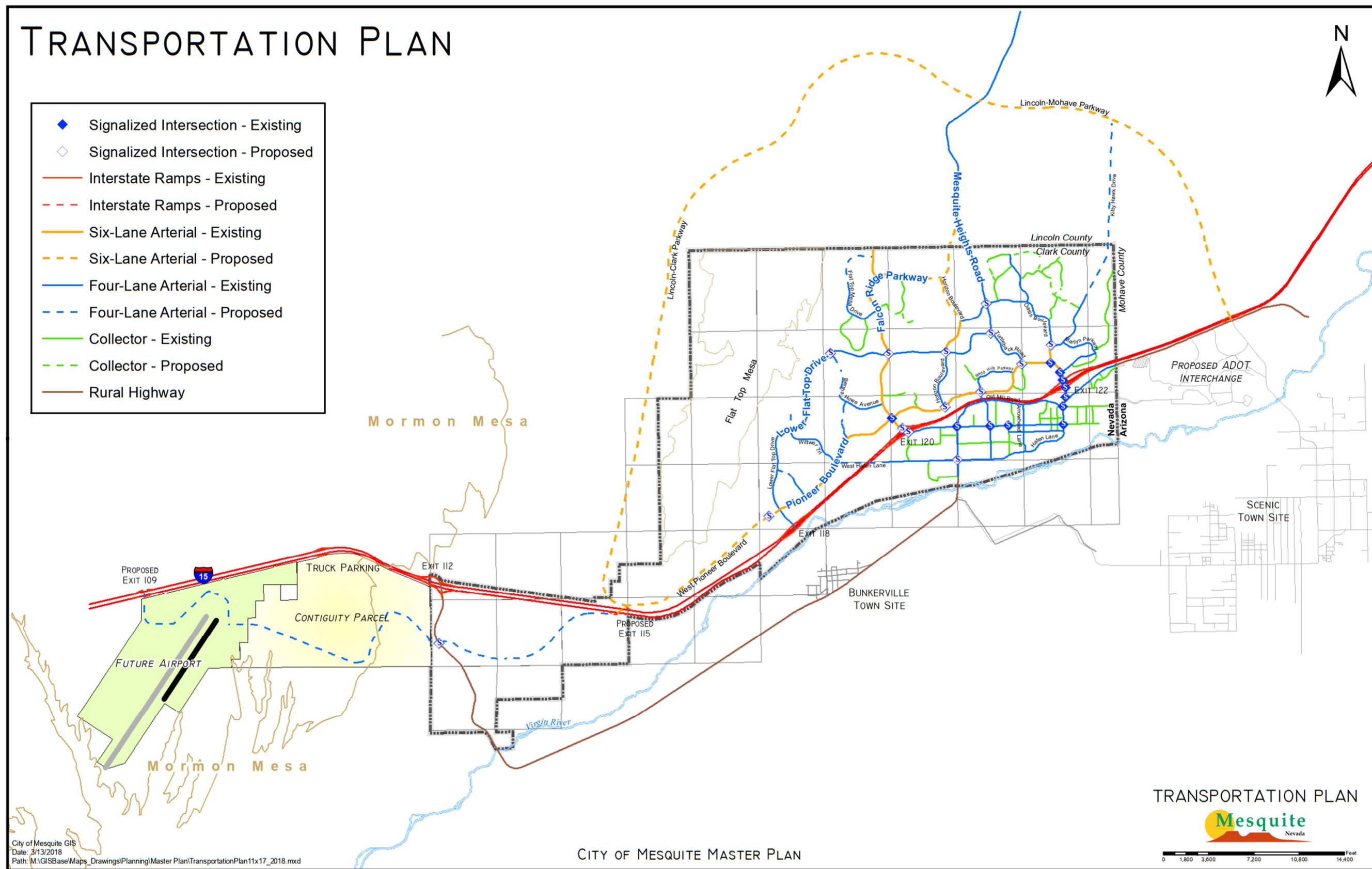


Figure 2-3: City Transportation Functional Classification Plan Map



## 3. CITY OF MESQUITE BIKEWAYS DEVELOPMENT PLAN

**Completion Date:** February 25, 2014

**Consultant:** Parsons Brinckerhoff

**Project Extent:** City of Mesquite

**Summary:**

The City of Mesquite Bikeways Development Plan is intended to guide the development and implementation of a safe, connected, and convenient bicycling system to supplement the City's Transportation Master Plan. The goals outlined in the plan aim to enhance bicycling, recreational, and exercise opportunities for residents, increasing health and quality of life. Specifically, the goals outlined by the development plan to complete the bicycle network include:

- Provide bikeways that are suitable, convenient, and efficient for bicycling.
- Support and encourage increased levels of bicycling.
- Implement bikeway projects identified through RTC and local government planning processes.

The Bikeways Development Plan recognizes three primary bikeway facility types:

- **Bicycle Paths (Class I):** exclusive car-free facilities that are typically not located within a roadway cross-section. A diagram of a Class I path is provided in [Figure 3-1](#).
- **Bicycle Lanes (Class II):** portion of a roadway that has been designated by striping, signing, and pavement markings for the preferential or exclusive use of bicyclists. A diagram of a Class II path is provided in [Figure 3-2](#).
- **Bicycle Routes (Class III):** typically routes along roadways that are recommended for use by bicyclists traveling to a particular destination, or through a particular area. A diagram of a Class III path is provided in [Figure 3-3](#).

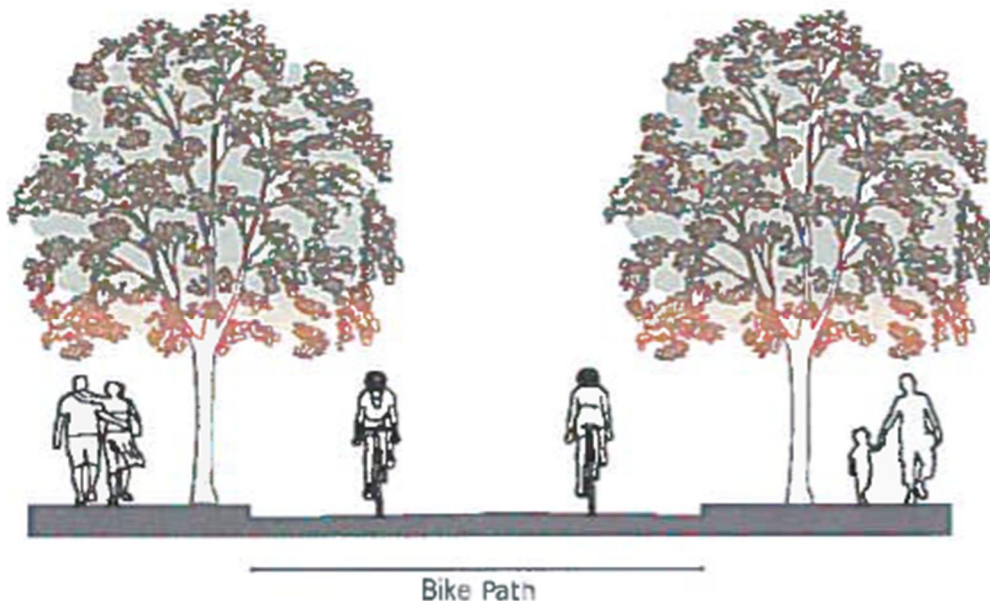
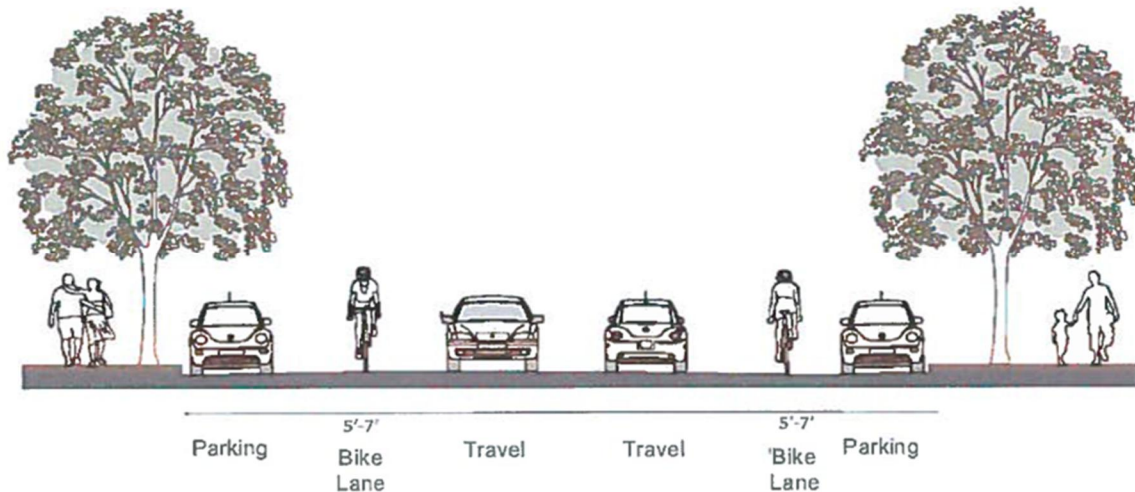
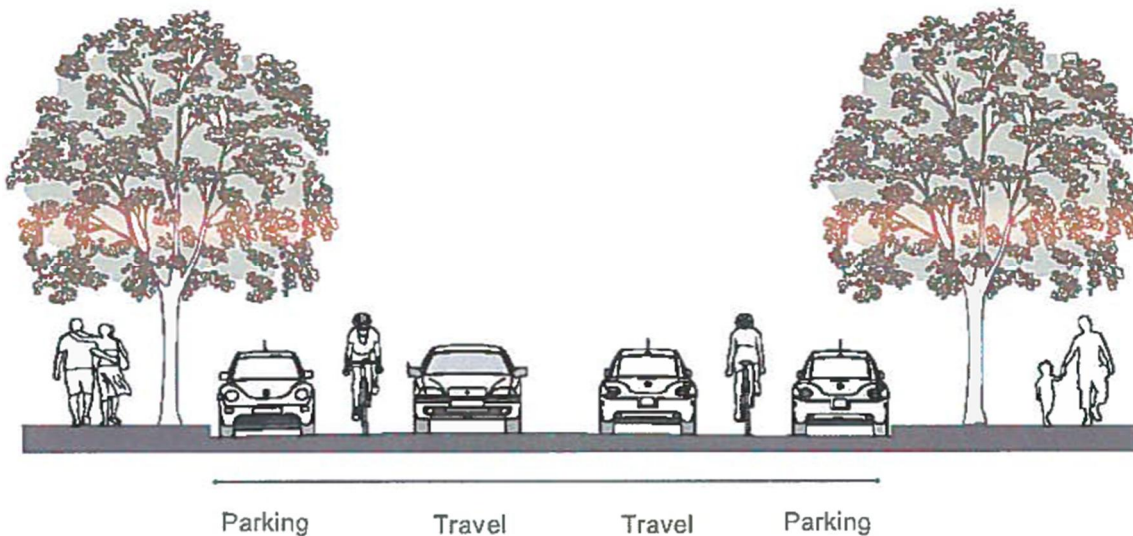


Figure 3-1: Bicycle Paths (Class I) Diagram



**Figure 3-2: Bicycle Lane (Class II) Diagram**



**Figure 3-3: Bicycle Routes (Class III) Diagram**

While many of the existing roadways within the City have been designed with wide outside lanes and shoulders which would allow bicycle lanes to be easily striped, the majority of paved roadways do not have striped bicycle lanes. Some striped bicycle lanes have been installed adjacent to newer communities or near golf courses. The City does have an extensive trail network, with both paved and unpaved facilities, particularly around drainage canals or near parks. Existing bicycle lanes exist along portions of the following roadways:

- Pioneer Boulevard – Red Hills Cinema to Falcon Ridge Hotel
- Horizon Boulevard – Pioneer Boulevard to Hardy Way
- Grapevine Overpass
- Oasis Boulevard – Ivy Lee Crest to Pinnacle Court
- Ivy Lee Crest – Oasis Boulevard to Edgewood Avenue

Existing bicycle routes include:

- Mesquite Boulevard – I-15 to Sandhill Boulevard
- Second South Street – Desert Winds to Riverside Road
- Hafen Lane – Garnet Lane to Riverside Road
- First North Street – Yucca Street to Desert Drive

Existing on-street bikeways and trails within the City are shown in **Figure 7-1** through **Figure 7-4**.

The Southern Nevada Transit Coalition provides transit vehicles that are equipped with bicycle racks, accommodating up to three bicycles per vehicle. These transit vehicles help complete the bicycle network by providing increased mobility, and equity, and promote decreased congestion through transit use.

The plan also highlights critical methods for linking the community via activity centers through destination connectivity. Utilizing the existing street system, washes, and utility corridors will help bolster the functionality and access of the bicycle network. A specific challenge highlighted by the plan is that only one bicycle path provides connectivity across I-15 (Grapevine Road). The plan also summarizes a bicycle crash analysis, which found that between 2006 and 2013, 12 motor vehicle crashes involving bicycles occurred, all the crashes occurred at intersections, and 11 occurred during daylight hours. None of the crashes were fatal. A proposed bicycle path network is presented in **Figure 7-4**. The plan recommends a prioritization method for the implementation of new routes based on several criteria, including funding, neighborhood support, volume of existing and potential bicycle traffic, access, and gap presence.

## 4. CITY OF MESQUITE TRAFFIC IMPACT STUDY POLICY REVIEW

**Completion Date:** September 2014

**Consultant:** Parsons Brinckerhoff

**Project Extent:** City of Mesquite

### **Summary:**

The City of Mesquite Traffic Impact Study Policy Review reviews policies regarding traffic impact analysis requirements within the City and makes recommendations for improvements based on best practices. As part of the study, new traffic impact analysis requirements and guidelines were proposed, which have since been incorporated into City code MMC 9-9-6 STREETS, Section C: Traffic Impact Analysis Guidelines. The section defines LOS standards within the City, which states that LOS C is the minimum allowable LOS at an intersection. The section also defines trip generation rates using the ITE Trip Generation Manual, 12<sup>th</sup> Edition.

## 5. HOUSING ELEMENT OF THE MASTER PLAN

**Completion Date:** October 2016

**Consultant:** Internal

**Project Extent:** City of Mesquite

### **Summary:**

The City of Mesquite Housing Element of the Master Plan outlines compliance to NRS regarding housing, and links housing-related policies of the Master Plan to actions that should be taken by the City to ensure compliance. According to NRS 278.160, housing plans must include a plan for maintaining and developing affordable housing needs with eight components as follows:

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- Inventory housing conditions, needs, plans, and procedures for improving housing standards and providing adequate housing to individuals and families regardless of income level.
- Inventory existing affordable housing, including properties for rent or to own subsidized property or housing for individuals with disabilities.
- Analyze projected growth and demographic characteristics.
- Determine present and prospective needs for affordable housing.
- Analyze impediments to the development of affordable housing and make plans to mitigate impediments.
- Analyze land suitable for residential development, including a determination of existing infrastructure adequacy, and inventory of available parcels for development zoning requirements.
- Analyze needs and methods for the construction of affordable housing.
- Make plans to maintain and develop affordable housing to meet needs for at least five years.

Additional provisions are set forth by NRS 278.235. Based on the affordable housing requirements, it has been recommended that the City:

- Expedite approval of plans relating to the development of affordable housing.
- Provide direct financial assistance to qualified applicants for rent or purchase of housing.
- Provide density bonuses for affordable housing developments, private developers who include affordable housing as part of their development and provide other incentives for starter-home developments.
- Sell City-owned land to land developers at not more than 10% of the appraised value exclusively for the development of affordable housing.
- Donate City-owned land to a non-profit or public entity for the development of affordable housing.
- Utilize long-term leases of City-owned land for the development of affordable housing.
- Establish a trust fund to support affordable housing.

In 2019, the Southern Nevada Associate of Population, Projections, and Estimates estimated the housing makeup by type within the City. These results are shown in [Table 5-1](#).

**Table 5-1: Housing Makeup by Type (2019)**

| Housing Type      |        |
|-------------------|--------|
| Single-Family     | 6,243  |
| Duplex and ¾ Plex | 72     |
| Mobile Homes      | 210    |
| Apartments        | 658    |
| Townhomes         | 2,013  |
| Condominiums      | 1,064  |
| Total             | 10,800 |

*Reference: Mesquite Master Plan Housing Element*

An additional supporting document titled *Residential Project List- Updated for November 2024* was received from the City. The document outlines information about Planned Unit Developments (PUDs) within the City, listing allowed units and built units for each development. PUDs are



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discussed further in **Section 7** of this document. The total planned and built units are 14,405 and 12,860, respectively.

The City developed ten goals to help meet the housing needs of existing and future residents. The goals are as follows:

- Maintain adequate supply of land with flexible zoning designations to meet anticipated demand.
- Ensure the availability of a variety of housing types.
- Remove regulatory barriers to increase the availability of affordable and workforce housing.
- Preserve and rehabilitate affordable and workforce housing.
- Provide developer incentives.
- Identify funding sources for affordable and workforce housing.
- Promote housing for special needs.
- Encourage sustainable development and energy efficiency for new and existing affordable and workforce housing.
- Increase homeownership opportunities.
- Achieve and maintain stable, racially, ethnically, and economically diverse neighborhoods.

Notable goals include the encouragement of sustainable development to achieve and maintain stable, racially, ethnically, and economically diverse neighborhoods. Each of the goals was associated with a policy and/or action to help the City achieve its goals.

## 6. TRANSPORTATION CAPITAL IMPROVEMENT PLAN

**Completion Date:** August 2018

**Consultant:** Internal

**Project Extent:** City of Mesquite

### **Summary:**

The City of Mesquite Transportation Capital Improvements Plan (TCIP), updated every three years by state law, evaluates traffic capacity and operations to determine existing and future deficiencies. The TCIP evaluates collector and arterial streets within the City. There are eight existing arterials listed in the TCIP, which include:

- |   |                        |
|---|------------------------|
| ▪ Mesquite Boulevard (State Route (SR) 144) | ▪ Falcon Ridge Parkway |
| ▪ Riverside Road (SR 170)                   | ▪ Flat Top Mesa Drive  |
| ▪ Hillside Drive                            | ▪ Grapevine Road       |
| ▪ Pioneer Boulevard                         | ▪ Hafen Lane           |

Roadways, including arterials, within the City are generally laid out in a grid pattern. Three interchanges with Interstate 15 (I-15) exist, Exit 118 at Lower Flat Top Drive, Exit 120 at Falcon Ridge Parkway, and Exit 122 at Pioneer Boulevard/Sandhill Boulevard. There is also an overpass at Grapevine Road near milepost 119. Each of these interchanges or overpasses provides connections between the northern and southern parts of the City, which is bisected by I-15. To help mitigate impacts caused by current and future growth, a traffic impact fee of \$198 per new Single-Family Equivalent (SFE) Unit is recommended in the TCIP. The TCIP also recommends continued collaboration with developers to ensure appropriate connectivity within the City, with Lincoln County to the north, with Bunkerville Township to the south, and with Arizona to the east. As required by Nevada Revised Statute (NRS) 278B, a Citizens Committee was created to guide

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the TCIP. The committee was able to identify areas of transportation concern within the City, shown in [Figure 6-1](#).

The City uses several roadway classifications based on land use and needed road capacity. A map of roadways according to functional classification is shown in [Figure 2-1](#). The five functional classifications used are:

- **Local Streets** – Serve the lowest volumes of traffic and can be unpaved in some instances.
- **Collectors** – Serve traffic from local roads, distributing to arterial roadways.
- **Arterials** – Provide largely uninterrupted travel, using partial or full access control with high speeds for efficient movement.
- **Freeways and Expressways** – Serve long-distance trips with no land access and high speeds.

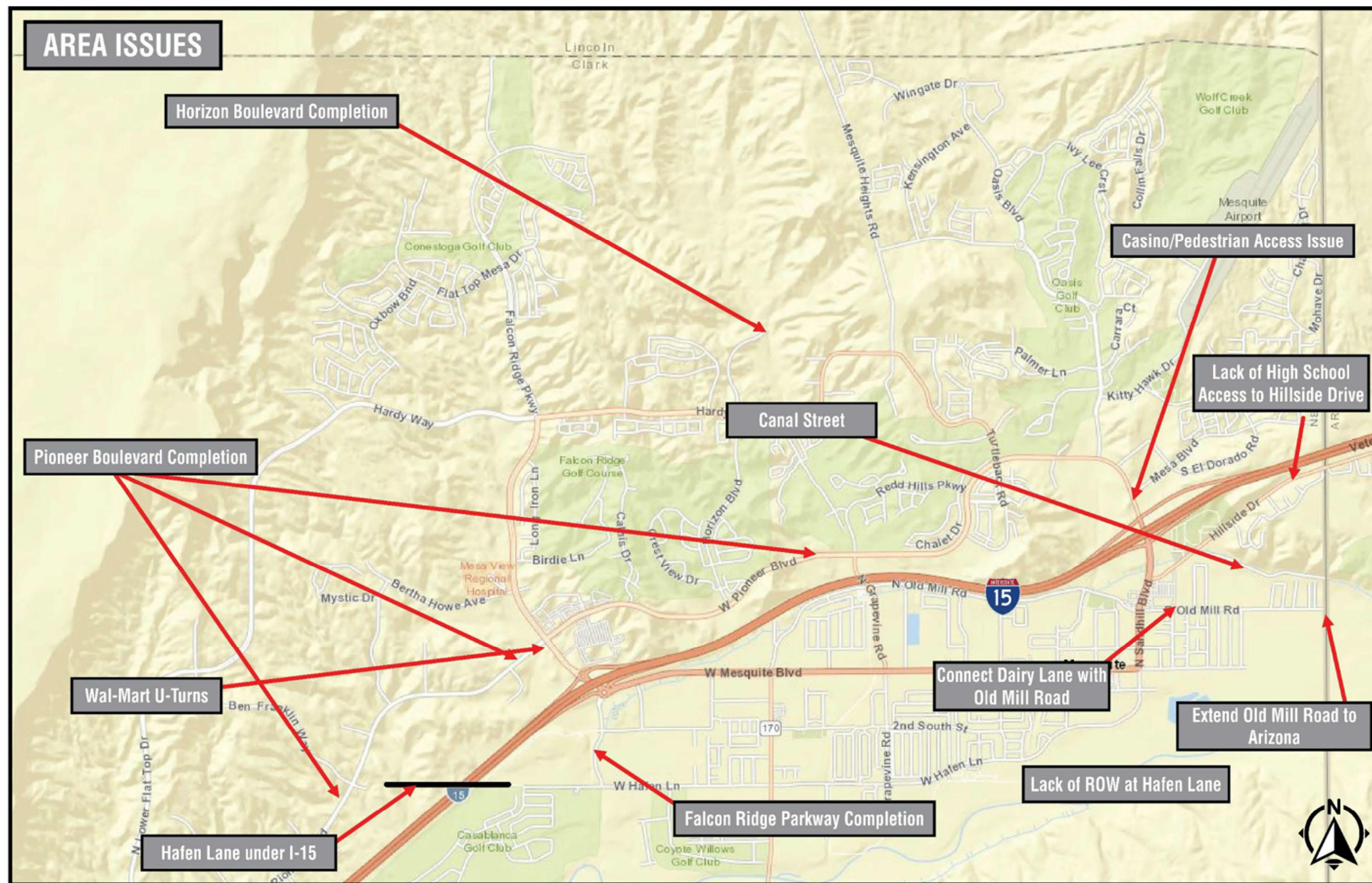
The TCIP also studied 45 different intersections throughout the City, some were counted for both volumes and turning movements, as well as several that were counted by staff members in the field. From reported traffic counts and analysis, it was determined that the peak hour for the City's roadway network was from 12 pm to 4 pm. The TCIP also reviewed projected growth, using a mixture of 5% and 7.5% growth depending on the amount of recent and planned development in an area. These growth values were determined based on the change in the vehicle volume of roadways in each area of the City. The TCIP also recommended short-, mid-, and long-term improvements to help maintain acceptable LOS, as listed in [Table 6-1](#).

**Table 6-1: Recommended Improvements**

| Term  | Project Description   |
|-------|---|
| Short | Hafen Lane completion from Riverside Road to 1st South Street   |
| Short | Falcon Ridge Parkway median modifications at Walmart and Boulevard Home Furnishings, and tongue and groove median on Pioneer Boulevard  |
| Short | Traffic signal at Riverside Road and Hafen Lane   |
| Short | Master Transportation Study and Master Road Plan Update   |
| Short | Falcon Ridge Parkway and Flat Top Mesa Drive intersection improvements, sidewalk chockers, and re-striping for bike lanes on Falcon Ridge Parkway from Hardy Way to the north |
| Mid   | No-Name Road Completion from Leavitt Lane to Hafen Lane   |
| Mid   | Horizon Boulevard completion/connection to Falcon Ridge Parkway   |
| Mid   | Oasis Boulevard completion from Ivy Lee Crest to Kensington Avenue  |
| Mid   | Pioneer Boulevard completion from Calais Drive to Horizon Boulevard   |
| Mid   | Hafen Lane completion from No-Name Road to Riverside Road   |
| Mid   | Traffic Signals at various locations as needed  |
| Mid   | Pioneer Boulevard/Sandhill Boulevard interchange modifications  |
| Long  | Pioneer Boulevard completion from Falcon Ridge Parkway to Lower Flat Top Drive  |
| Long  | Diary Lane extension from Old Mill Road to Hillside Drive   |
| Long  | Bertha Howe Avenue from Hardy Way to the south to existing Bertha Howe Avenue   |
| Long  | West Hafen Lane I-15 underpass, from No-Name Street to West Pioneer Boulevard   |
| Long  | Traffic Signals at various locations as needed  |

Reference: City of Mesquite TCIP





Reference: City of Mesquite TCIP

Figure 6-1: City TCIP Citizens Committee Areas of Concern



## 7. PARKS, TRAILS, AND OPEN SPACE MASTER PLAN

**Completion Date:** 2019

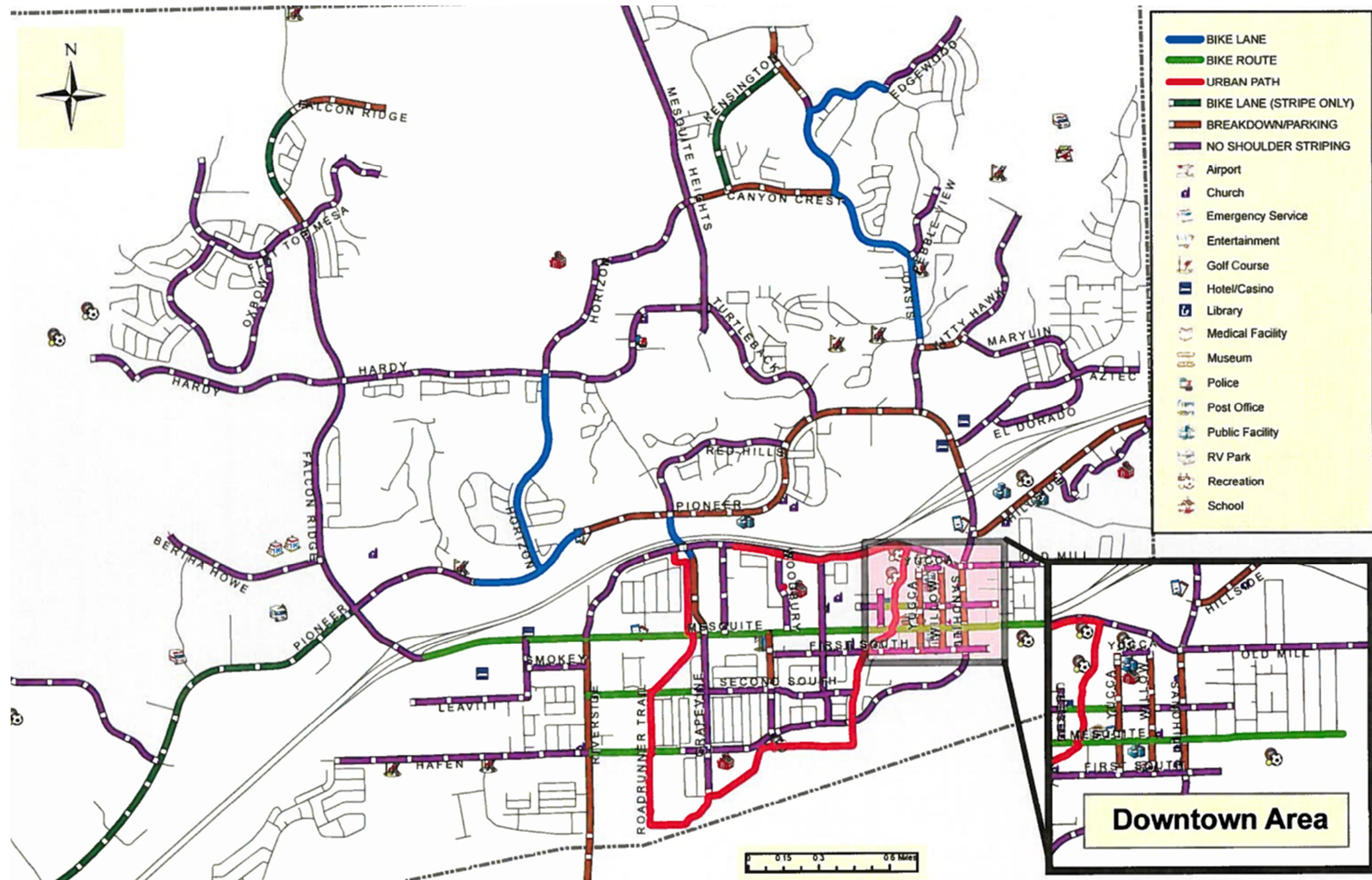
**Consultant:** Internal

**Project Extent:** City of Mesquite

**Summary:**

This City of Mesquite Master Plan is a series of maps of parks and trails within City boundaries, shown in **Figure 7-1** through **Figure 7-4**. The maps include both proposed and existing bike lanes, bike routes, bike sharrows, and natural and paved surface trails.

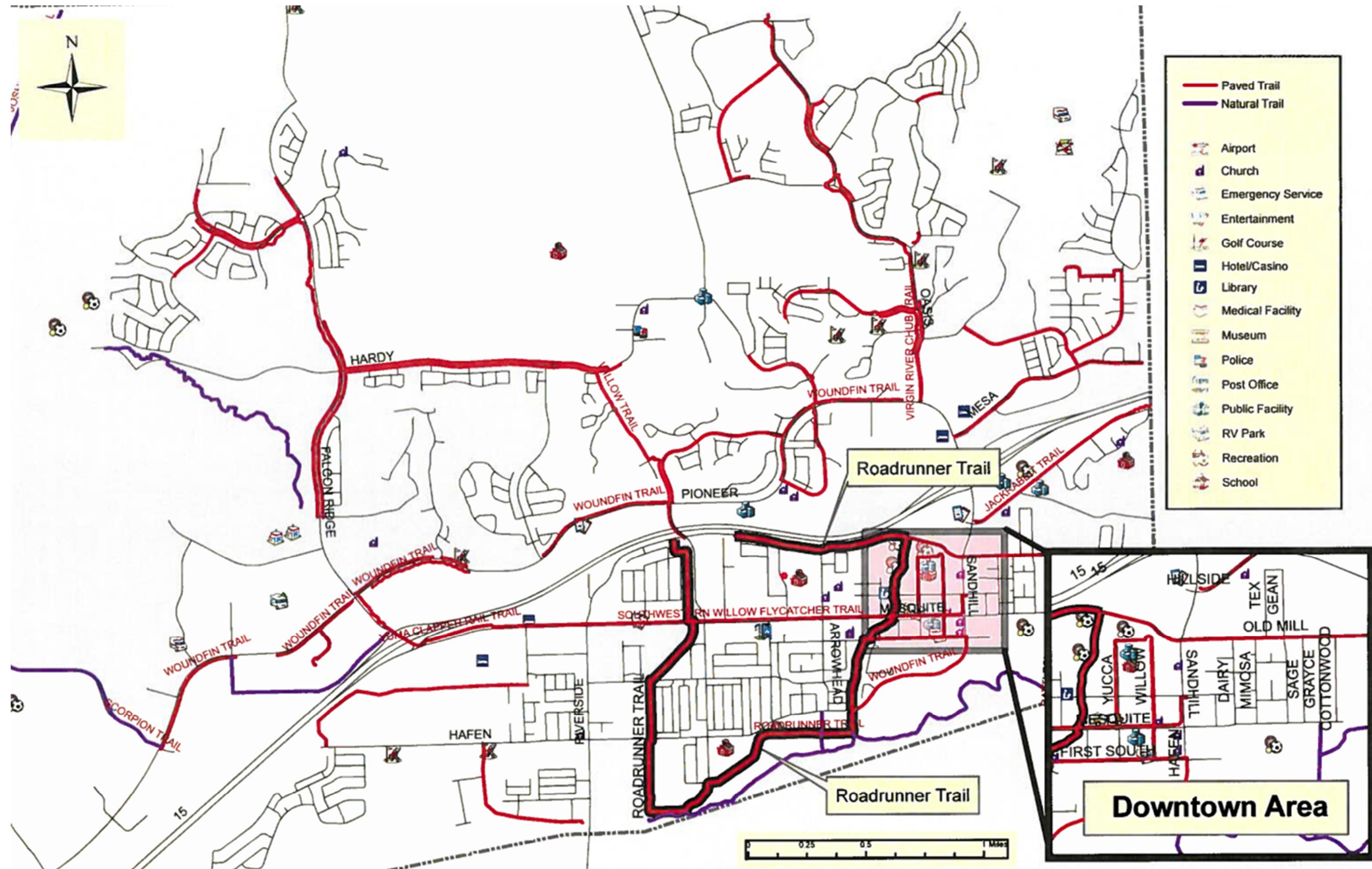




Reference: Mesquite Bikeway Development Plan

Figure 7-1: Existing On-Street Bicycle Facilities

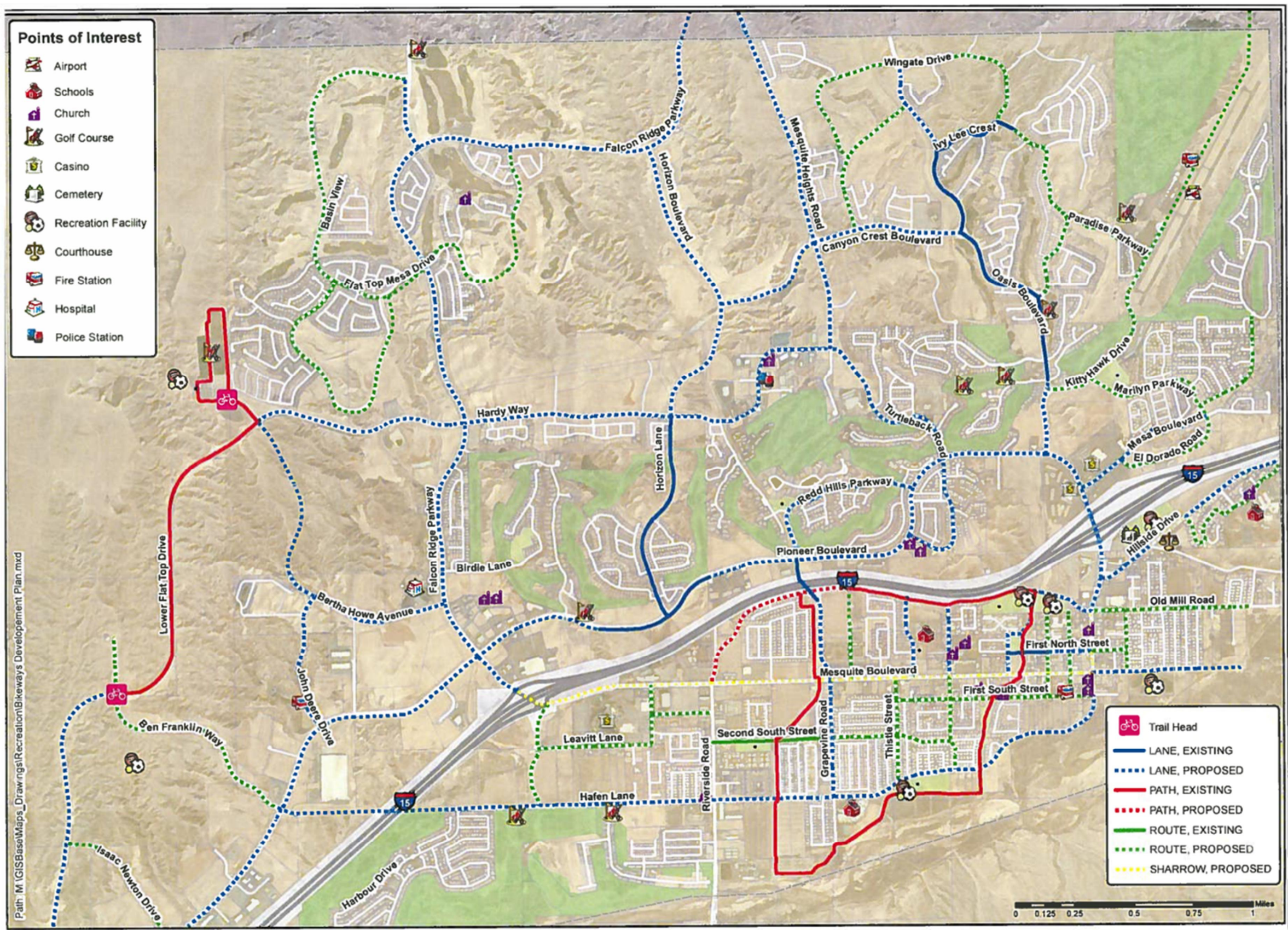




Reference: Mesquite Bikeway Development Plan

Figure 7-2: Existing Trails

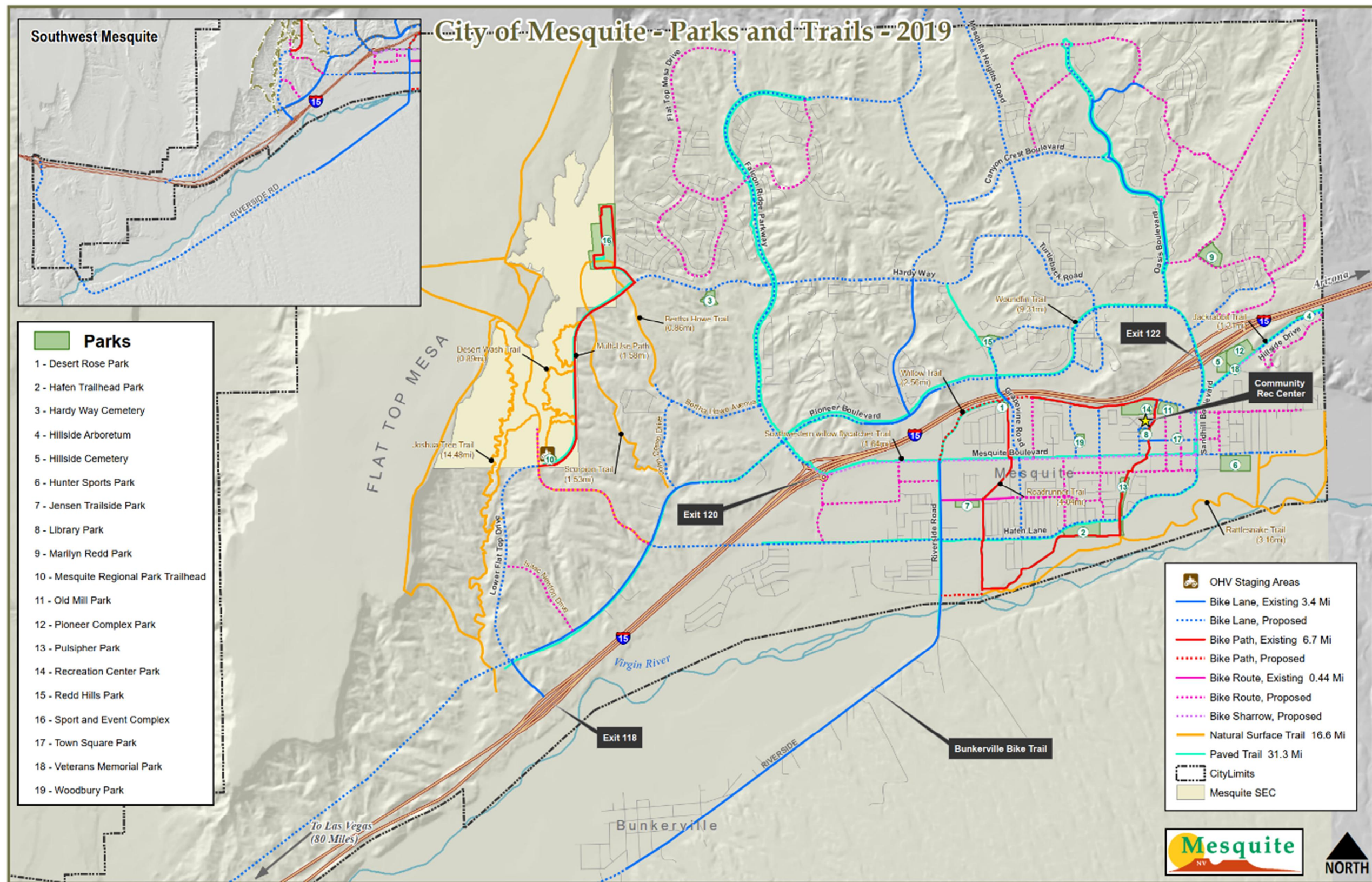




Reference: Mesquite Bikeway Development Plan

Figure 7-3: Existing and Proposed On-Street Facilities





*Reference: Mesquite Parks, Trails, and Open Space Master Plan*

### Figure 7-4: Parks and Trails



## 8. LAND USE ELEMENT OF THE MASTER PLAN

**Completion Date:** January 24, 2023

**Consultant:** Internal

**Project Extent:** City of Mesquite

**Summary:**

The City of Mesquite Land Use Element of the Master Plan outlines existing planned land uses within the City. Amendments to the Master Plan/Zoning map are reviewed quarterly to comply with NRS. Primary goals of the 2022 update include providing affordable housing and appropriate land for workforce resources, as well as focusing commercial, retail, and industrial developments into appropriate centralized areas for efficiency, and to diversify the City's economy.

The City also presents a vision intended to reflect an ideal future. The vision includes several ideas and descriptions that align with the identified policies and goals of the updated master plan, including:

- Livable city
- Active lifestyle
- Recreational activity access
- Quality of life
- Economic development and accessibility
- Infrastructure that permits a variety of activities
- Accessibility

The Land Use Element also answers questions of policy and determinations about land use to achieve the City's Vision.

Recent and planned development within the City has been designed as Planned Unit Development districts (PUD), which include any combination of land uses as specified during the planning process. PUDs accomplish multiple land use goals, including:

- Providing a variety of housing types, employment opportunities, and a variety of economic development opportunities.
- Providing cultural, civic, educational, medical, religious, and recreational facilities.
- Providing development to occur with uniform standards.
- Providing controlled and managed congestion and road capacity.
- Provide development that contributes to health, safety, and general welfare.

As of November 2024, the total planned and built PUD units within the City are 14,405 and 12,860 respectively. Additional PUD information can be found in **Attachment A**. The following PUDs are currently included in the City's Master Plan:

- **Anthem at Mesquite** – a 2,013.7-acre master planned community including multiple types of housing, including active adult housing, and neighborhood commercial land uses. The overall residential unit cap is 6,052 units.
- **Canyon Crest** – a 333-acre master planned community including multiple types of housing and commercial properties. The overall residential unit cap is 999 units.
- **Coyote Willows** – a 150.93-acre master planned community including multiple types of housing and no commercial land uses. The overall residential unit cap is 465 units.

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- **Desert Falls Sports Resort** – a 935-acre master-planned community originally planned; however, the agreement was never implemented. The PUD remains zoned as Parks and Recreation, General Commercial, Public Facilities, and Housing. This PUD is not included in the November 2024 project list.
- **Falcon Ridge** – a 769-acre master-planned community with mixed-use offices, commercial, industrial/business park, and multiple types of housing, parks, open space, and trails. The overall residential unit cap is 1,100 units.
- **Grapevine Villas** – a 25.85-acre master planned community including multi-family housing with a residential unit cap of 188 units.
- **Highland Vistas** – a 305-acre master planned community including multiple types of housing, neighborhood commercial, parks, and open space. The overall residential unit cap is 972 units.
- **Las Palmas** – three-acre planned development consisting of 20 townhome units. This development is built out.
- **Mesquite Estates** – a 767-acre master-planned community with multiple types of housing and neighborhood commercial. The overall residential unit cap is 2,301 units.
- **Mesquite Vistas** – a 1,073-acre master planned community including multiple types of housing and private and public parks. The overall residential unit cap is 3,499 units.
- **Palm Cove** – this is a single-family unit community. The overall residential unit cap is 23 units.
- **Paradise Canyon** – a 186.2-acre master planned community with multiple types of housing, office, and commercial space. The overall residential unit cap is 76 units.
- **Rivers Bend** – a 48.83-acre community with 174 existing single-family homes and two parks. The overall residential unit cap is 233 units.
- **Riverside** – 1,400-acre property planned for development as a public-private partnership, intended to provide mixed-use high-density residential or non-residential development, bringing outside industry and economic development to the area. This PUD is not included in the November 2024 project list.
- **Sunset Greens** – a 110.38-acre master planned community with 701 residential units. This community is built out.

The remainder of the land use element provides additional policies for planned growth that maintain and focus on high-quality and mixed-density development to preserve the current small-town feel. Policy regarding land use goals oriented toward long-term planning and community achievements are also presented, and summarized as follows:

- **Riverside PUD**
  - Property owners within the PUD are required to adopt a specific master development plan and development standards.
  - The Riverside PUD is required to address provisions of natural areas, maintain appropriate residential densities, maintain a percentage of residential development as workforce housing, mixed-use high-density residential areas, and provide parks, trails, and public facilities.
  - Financing, roadway, and development plans must be submitted and approved before construction.
- **Annexation**
  - Plan logical extensions of City boundaries and services, such that impacts on City services are minimized.
- **Planned Quality Growth**
  - Adopt 20-year horizon plans with updates in five-year increments.

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- Adopt balanced development patterns with commercial and industrial lands to diversify development.
- Encourage the preservation of open space for future development.
- Consider long-term impacts when making decisions.
- Ensure that existing and proposed land uses are compatible and encourage development where existing facilities can be appropriately extended.
- Maintain low-density development south of the Virgin River.
- Ensure appropriate transitions and buffers between land uses.
- Identify areas for retention of agriculture and open space.
- Require that utility lines be placed underground whenever possible.
- Create a unified City that is not divided by the interstate.
- Designate a future high school site.
- Site grading must be conducted to affect the least amount of soil possible and reduce dust impacts.
- **Residential Development and Neighborhood Planning**
  - Facilitate a variety of housing projects for all income levels.
  - Develop and implement standards for multi-family housing, workforce housing, affordable, elderly, and active adult housing, and maintain compliance-oriented code enforcement.
  - Prevent residential development directly adjacent to arterial and freeway facilities.
- **Architectural Quality**
  - Require landscaping and architecture and site design elements.
  - Create architectural guidelines for developments.
- **Downtown Revitalization**
  - Develop incentive programs to encourage mixed-use and public buildings along Mesquite Boulevard.
  - Encourage office and commercial development in the Downtown Central Business District (CBD).
  - Encourage tourism-based businesses.
  - Incorporate public art.
  - Develop design standards for pedestrian-friendly facilities.
  - Integrate the Community College campus with the CBD.
  - Implement the Mesquite Boulevard Corridor Plan.
- **Commercial, Tourist, Scenic Resources**
  - Encourage commercial nodes at I-15 interchanges and avoid strip development along the I-15 frontage.
  - Aggregate retail uses into distinctive shopping districts.
  - Aggregate casinos into identifiable areas that do not impact residential areas.
  - Preserve the natural aspects of Flat Top Mesa.
- **Mesquite Technology and Commerce Center (MTCC)**
  - Proposals must comply with Design and Development Standards and receive approval.
  - Environmental Development Plans must be completed, including flood zoning over the centerline of the Western Wash.

- **Desert Falls PUD**
  - Property owners within the PUD are required to adopt a specific master development plan and development standards.
  - An Environmental Development Plan must be completed for the entire PUD before grading or development.
  - Environmentally sensitive, scenic, or undeveloped lands and viewsheds must be protected.
  - Developments must complete a traffic impact analysis.
- **Sports Tourism**
  - Improve quality and increase the number of sports fields and facilities suitable for amateur league competitions and events.
  - Develop top-level facilities that meet the criteria for target activities.
  - Increase the number of hotel rooms within the City.
  - Increase the number of restaurants, retail, and entertainment establishments.
  - Promote strategies to enhance the appeal of the City to sporting events.

The diverse set of policies regarding land use and development within the City maintains and focuses on high-quality and mixed-density development while protecting natural views and preserving the current small-town feel.

## 9. RTC SOUTHERN NEVADA REGIONAL WALKABILITY PLAN

**Completion Date:** January 2021

**Consultant:** Alta, Purdue Marion, Kimley-Horn

**Project Extent:** Clark County

### **Summary:**

The Regional Walkability Plan was created to help develop a walkable street network that connects people of all ages and abilities to destinations within the City. The plan is designed to help focus improvements in areas with high existing or expected pedestrian activity. The walk audit within the City, conducted as part of the Southern Nevada Regional Walkability Plan, began at the intersection of Grapevine Road and Mesquite Boulevard and ended at the intersection of Sandhill Boulevard and Old Mill Road. Pedestrians who were part of the walk audit traveled east from the starting point and turned north at the intersection of Mesquite Boulevard and Sandhill Boulevard onto Sandhill Boulevard. The walk audit participants then traveled north and ended the walk audit route at the intersection of Sandhill Boulevard and Old Mill Road. Key observations made by audit participants include:

- Intersections are vehicle-centric with wide, sweeping right turns, frequent lack of pedestrian crossings on one or more sides of intersections, or have crosswalks that do not line up with curb ramps.
- Some parcels were not fully developed, especially along Sandhill Boulevard, and pedestrian facilities were missing or inadequate due to obstructions such as utility poles.
- Many sidewalks along the walk audit route lacked shade and lighting.
- Curb ramps along Mesquite Boulevard were observed to be oriented toward the center of the intersections, increasing crossing distance.
- Curb ramps along both Mesquite Boulevard and Sandhill Boulevard lacked truncated domes and did not provide ADA accessibility.
- Pedestrian intervals at signalized intersections do not always provide enough crossing time.

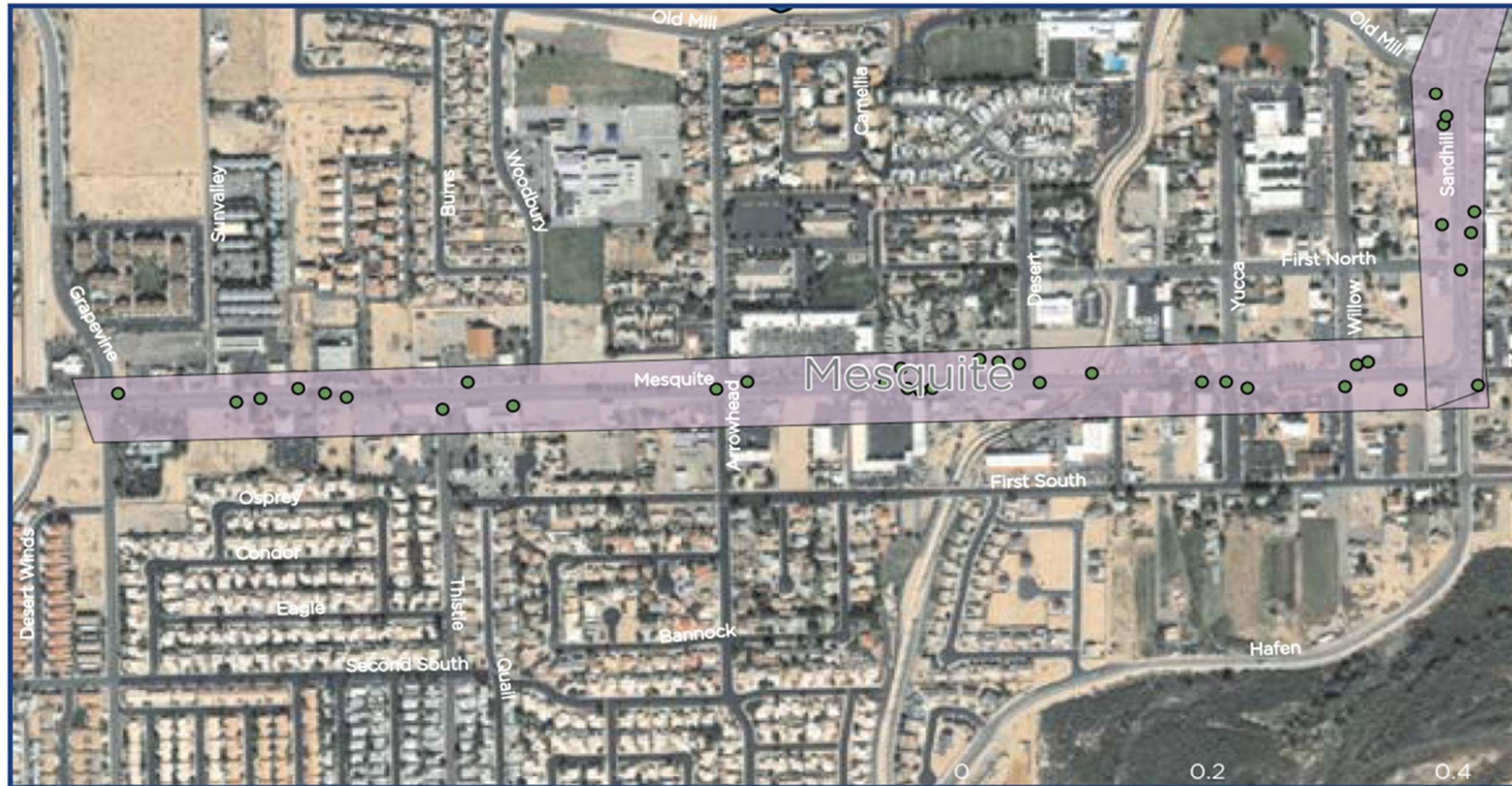


- Bicycle facilities were also requested along Sandhill Boulevard.

The walk audit followed the route shown in [Figure 9-1](#) and [Figure 9-2](#). Recommended improvements include:

- Frequent, enhanced crosswalks
- Shade, trees, and pedestrian lighting.
- Longer/leading pedestrian intervals.
- Wider, separated sidewalks.
- Reduced curb cuts and driveways.
- Fewer swooping turns.
- Protected bicycle facilities and amenities.





- Priority Zones
- Public Input Map Comments
- Public Input Map Comments
- Planned Shared-Use Path
- Planned Sidepath

Reference: RTC Walkability Plan

Figure 9-1: Mesquite Boulevard Pedestrian Priority Zone





- Priority Zones
- Public Input Map Comments
- Public Input Map Comments
- Planned Shared-Use Path
- Planned Sidepath

Reference: RTC Walkability Plan

Figure 9-2: Sandhill Pedestrian Priority Zone

### 10. SOUTHERN NEVADA EXTREME HEAT VULNERABILITY ANALYSIS: APPENDIX D MESQUITE ANALYSIS

**Completion Date:** 2022

**Consultant:** Internal (RTC Southern Nevada)

**Project Extent:** Southern Nevada

**Summary:**

The average annual temperature in the Southern Nevada region has increased by nearly 6 degrees in the last 50 years. Certain populations are more at risk of heat vulnerability due to different environmental, demographic, socioeconomic, and physiological factors. Factors leading to heat vulnerability include exposure and sensitivity to extreme heat, and adaptive capacity or the ability to prepare for and cope with extreme heat impacts. In July 2022, an update to the extreme heat vulnerability analysis was published, providing analysis for the City. Average maximum temperatures in the City have jumped from 112 to 117 degrees between 2000 and 2017. To estimate extreme heat vulnerability, the following 18 indicators were used:

- Land Surface Temperature
- Developed Land
- Vegetated Land Cover
- Mobile Homes
- Air Conditioning
- Elevation
- Disability
- Educational Attainment
- Language (limited English proficiency)
- Poverty
- Race (non-white population)
- Unsheltered Homeless
- Vehicleless Households
- Older Adults
- Isolated Older Adults
- Diabetes
- Heart Disease
- Respiratory Disease

The results of the analysis show that two areas of the City have higher heat vulnerability, one area located north of I-15 along the Nevada-Arizona border, and the other south of I-15, more centrally located to older parts of the City, as shown in red and orange in [Figure 10-1](#). The vulnerable area south of I-15 is primarily made up of working-class Hispanic/Latino families, while the area to the north of I-15 consists of a higher number of older adults who live alone or identify as having a disability. The results of the analysis are shown in [Figure 10-1](#).



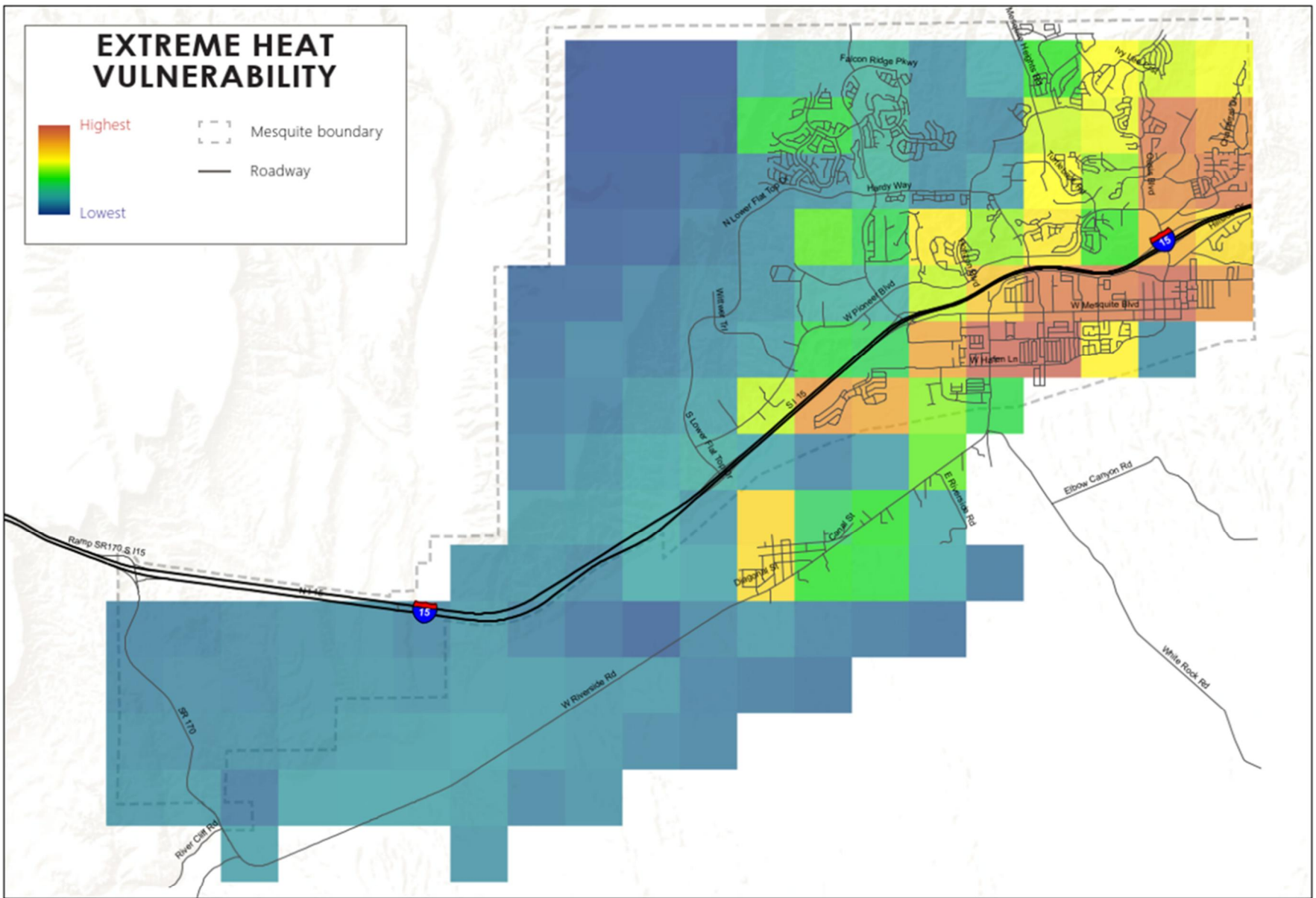


Figure C: Exposure. This map shows the spatial distribution of exposure to climate change. The highest exposure (red) is concentrated in the urban areas of the San Francisco Peninsula and the East Bay. Exposure decreases (yellow, green, blue) as one moves away from these urban centers into less developed areas.

Figure D: Sensitivity. This map shows the spatial distribution of sensitivity to climate change. The highest sensitivity (red) is concentrated in the urban areas of the San Francisco Peninsula and the East Bay. Sensitivity decreases (yellow, green, blue) as one moves away from these urban centers into less developed areas.

Figure E: Adaptive Capacity. This map shows the spatial distribution of adaptive capacity. The highest adaptive capacity (red) is concentrated in the urban areas of the San Francisco Peninsula and the East Bay. Adaptive capacity decreases (yellow, green, blue) as one moves away from these urban centers into less developed areas.

Reference: RTC Extreme Heat Vulnerability Report

**Figure 10-1: Mesquite Area Extreme Heat Vulnerability**

**Attachment A**

**City of Mesquite Residential Project List  
Updated for November 2024**



## Residential Project List- Updated for November, 2024

### Planned Unit Development Anthem at Mesquite

Cap on Units Allowed:

6052

| Subdivision     | Subdivision Type | Total Units | Built Units | Total Area (ac) | Grid | Map Detail | Contact Person | Contact Phone  |
|-----------------|------------------|-------------|-------------|-----------------|------|------------|----------------|----------------|
| Branding Iron   | SF               | 68          | 68          | 31.85           | I11  | 1          | Pulte Homes    | (702) 914-4800 |
| Bridge Landing  | SF               | 95          | 89          | 26.01           | H12  | 1          | Pulte Homes    | (702) 914-4800 |
| Conestoga Camp  | SF               | 28          | 19          | 6.73            | H11  | 3          | Pulte Homes    | (702) 914-4800 |
| Crescent Moon   | SF               | 88          | 88          | 16              | I12  | 1          | Pulte Homes    | (702) 914-4800 |
| Crimson Ridge   | SF               | 259         | 253         | 60.17           | G11  | 1          | Pulte Homes    | (702) 914-4800 |
| Dancing Boot    | SF               | 122         | 0           | 47.39           | G10  | 1          | Pulte Homes    | (702) 914-4800 |
| Dusty Rose      | SF               | 159         | 155         | 51.19           | I10  | 1          | Pulte Homes    | (702) 914-4800 |
| Frontier Pass   | SF               | 200         | 194         | 50.9            | I12  | 2          | Pulte Homes    | (702) 914-4800 |
| Hickory Wind    | SF               | 45          | 40          | 12.26           | G10  | 1          | Pulte Homes    | (702) 914-4800 |
| Horseshoe Pass  | SF               | 42          | 42          | 13.33           | G11  | 1          | Pulte Homes    | (702) 914-4800 |
| Horseshoe Ridge | SF               | 57          | 57          | 16.91           | G11  | 1          | Pulte Homes    | (702) 914-4800 |
| Outlook Point   | SF               | 221         | 212         | 54              | F11  | 1          | Pulte Homes    | (702) 914-4800 |
| Overland Trail  | SF               | 117         | 116         | 32.25           | I12  | 1          | Pulte Homes    | (702) 914-4800 |

Type: A=Apartments CD=Condominiums CM=Commercial I=Industrial SF=Single Family Residential T=Town

Monday, December 2, 2024

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|                   |    |     |     |       |     |   |             |                |
|-------------------|----|-----|-----|-------|-----|---|-------------|----------------|
| Oxen Ridge        | SF | 92  | 83  | 25.88 | H12 | 1 | Pulte Homes | (702) 914-4800 |
| Oxen Ridge II     | SF | 60  | 60  | 15.89 | H12 | 1 | Pulte Homes | (702) 914-4800 |
| Oxen Ridge III    | SF | 45  | 45  | 10.58 | I12 | 1 | Pulte Homes | (702) 914-4800 |
| Prairie Schooner  | SF | 18  | 18  | 5.16  | G10 | 1 | Pulte Homes | (702) 914-4800 |
| Prominence        | SF | 111 | 102 | 21.86 | H10 | 2 | Pulte Homes | (702) 914-4800 |
| Reunion Valley    | SF | 54  | 54  | 16.33 | I11 | 2 | Pulte Homes | (702) 914-4800 |
| Roaring Creek     | SF | 202 | 54  | 47.79 | H10 | 1 | Pulte Homes | (702) 914-4800 |
| Saddle Horn       | SF | 114 | 106 | 23.92 | H10 | 1 | Pulte Homes | (702) 914-4800 |
| Settlers Canyon   | SF | 100 | 100 | 20.3  | H12 | 1 | Pulte Homes | (702) 914-4800 |
| Sildona Bluffs    | SF |     |     |       |     | 1 | Pulte Homes | (702) 914-4800 |
| Split Rail        | SF | 114 | 114 | 42.42 | H11 | 1 | N/A         |                |
| Suntero           | SF | 96  | 61  | 26.29 | E11 | 1 | Pulte Homes | (702) 914-4800 |
| Tannery Cove      | SF | 84  | 84  | 18.51 | G10 | 2 | Pulte Homes | (702) 914-4800 |
| Tortoise Mountain | SF | 39  | 37  | 12.87 | G11 | 1 | Pulte Homes | (702) 914-4800 |
| Tortoise Ridge    | SF | 61  | 61  | 15    | G11 | 1 | Pulte Homes | (702) 914-4800 |
| Wagon Trail       | SF | 129 | 129 | 25.32 | H11 | 2 | N/A         |                |
| Water Barrel      | SF | 174 | 174 | 31.65 | H11 | 4 | Pulte Homes | (702) 914-4800 |
| Wisdom Peak       | SF | 117 | 0   | 23.4  | I10 | 1 | Pulte Homes | (702) 914-4800 |

*Type: A=Apartments CD=Condominiums CM=Commercial I=Industrial SF=Single Family Residential T=Town*



|              |    |    |    |       |     |   |             |                |
|--------------|----|----|----|-------|-----|---|-------------|----------------|
| Wishing Well | SF | 82 | 82 | 25.27 | I11 | 2 | Pulte Homes | (702) 914-4800 |
|--------------|----|----|----|-------|-----|---|-------------|----------------|

**PUD Totals:** 3193 2697 **% Built Units to Allowable Cap:** 44.56%

**Planned Unit Development Canyon Crest**

**Cap on Units Allowed:** 999

| Subdivision    | Subdivision Type | Total Units | Built Units | Total Area (ac) | Grid | Map Detail | Contact Person   | Contact Phone  |
|----------------|------------------|-------------|-------------|-----------------|------|------------|------------------|----------------|
| Desert Ridge   | SF               | 146         | 142         | 12.17           | D10  | 1          | Canyon Crest LLC | (916) 379-0955 |
| Montrose       | SF               | 94          | 51          | 21.56           | C11  | 4          | Engle Homes      | (702) 255-2135 |
| Portobello     | SF               | 80          | 80          | 12.93           | C11  | 3          | Canyon Crest LLC | (916) 379-0955 |
| Sorrento       | SF               | 71          | 71          | 13.77           | C11  | 2          | Canyon Crest LLC | (916) 379-0955 |
| Spanish Bay    | SF               | 103         | 103         | 29.11           | B11  | 4          | Canyon Crest LLC | (916) 379-0955 |
| SpyGlass Hills | SF               | 78          | 78          | 19.7            | C11  | 1          | Canyon Crest LLC | (916) 379-0955 |
| St Andrews     | SF               | 112         | 112         | 20.15           | C10  | 1          | Canyon Crest LLC | (916) 379-0955 |
| The Masters    | SF               | 22          | 19          | 14.86           | C10  | 2          | Canyon Crest LLC | (916) 379-0955 |
| Tuscans        | SF               | 35          | 35          | 14.64           | B11  | 3          | Canyon Crest LLC | (916) 379-0955 |

**PUD Totals:** 741 691 **% Built Units to Allowable Cap:** 69.17%

**Planned Unit Development Coyote Willows**

**Cap on Units Allowed:** 465

| Subdivision    | Subdivision Type | Total Units | Built Units | Total Area (ac) | Grid | Map Detail | Contact Person      | Contact Phone  |
|----------------|------------------|-------------|-------------|-----------------|------|------------|---------------------|----------------|
| Coyote Willows | T                | 456         | 185         | 155.11          | F16  | 2          | ZMH Development Inc | (801) 796-5965 |

**PUD Totals:** 456 185 **% Built Units to Allowable Cap:** 39.78%

Type: A=Apartments CD=Condominiums CM=Commercial I=Industrial SF=Single Family Residential T=Town

**Planned Unit Development Falcon Ridge****Cap on Units Allowed:**

1100

| <b>Subdivision</b>        | <b>Subdivision Type</b> | <b>Total Units</b> | <b>Built Units</b> | <b>Total Area (ac)</b> | <b>Grid</b> | <b>Map Detail</b> | <b>Contact Person</b> | <b>Contact Phone</b> |
|---------------------------|-------------------------|--------------------|--------------------|------------------------|-------------|-------------------|-----------------------|----------------------|
| Calais                    | SF                      | 65                 | 57                 | 43.01                  | G13         | 1                 | Advanced Construction | (702) 346-1174       |
| Calais Business Park      | CM                      |                    |                    | 4.26                   | G14         | 2                 | N/A                   |                      |
| Calais Townhomes          | T                       | 14                 | 9                  | 3.26                   | G14         | 3                 | Advanced Construction | (702) 346-1174       |
| Falcon Crest              | SF                      | 97                 | 89                 | 31                     | F14         | 1                 | Falcon Crest LLC      | (435) 673-4770       |
| Falcon Crossing           | CM                      |                    |                    | 42.86                  | G14         | 1                 | N/A                   |                      |
| Falcon Glenn              | SF                      | 106                | 103                | 24.46                  | F13         | 1                 | Ence Homes            | (702) 346-7549       |
| Gonzo Mesa                | CM                      |                    |                    | 34.68                  | H14         | 1                 | N/A                   |                      |
| Highland Hills            | SF                      | 68                 | 64                 | 22.21                  | G13         | 2                 | L B Properties Inc    | (309) 346-2177       |
| Mesquite Manor Mobile Hom | MH                      | 61                 | 60                 | 8.08                   | C14         | 2                 | N/A                   |                      |
| New Horizon               | SF                      | 69                 | 6                  | 24.19                  | F13         | 1                 | N/A                   |                      |
| Shadow Hawk               | SF                      | 96                 | 96                 | 25.07                  | F13         | 2                 | Ence Homes            | (435) 628-0936       |
| Siena Townhomes           | T                       | 48                 | 48                 | 6.87                   | F14         | 2                 | N/A                   |                      |
| Sugar Plum                | SF                      | 54                 | 0                  | 13.51                  | F14         | 1                 | N/A                   |                      |
| The Reserve               | SF                      | 68                 | 67                 | 25.06                  | G13         | 2                 | N/A                   |                      |

**PUD Totals:**

746

599

**% Built Units to Allowable Cap:**

54.45%

**Planned Unit Development Grapevine Villas****Cap on Units Allowed:**

188

| <b>Subdivision</b> | <b>Subdivision Type</b> | <b>Total Units</b> | <b>Built Units</b> | <b>Total Area (ac)</b> | <b>Grid</b> | <b>Map Detail</b> | <b>Contact Person</b> | <b>Contact Phone</b> |
|--------------------|-------------------------|--------------------|--------------------|------------------------|-------------|-------------------|-----------------------|----------------------|
|--------------------|-------------------------|--------------------|--------------------|------------------------|-------------|-------------------|-----------------------|----------------------|

*Type: A=Apartments CD=Condominiums CM=Commercial I=Industrial SF=Single Family Residential T=Town*

|                          |                  |                  |             |                                 |      |                       |                    |                |      |
|--------------------------|------------------|------------------|-------------|---------------------------------|------|-----------------------|--------------------|----------------|------|
| Grapevine Villas         | T                | 188              | 188         | 25.85                           | D15  | 1                     | N/A                |                |      |
| PUD Totals:              |                  | 188              | 188         | % Built Units to Allowable Cap: |      |                       |                    | 100.00%        |      |
| Planned Unit Development |                  | Highland Vistas  |             |                                 |      | Cap on Units Allowed: |                    |                | 972  |
| Subdivision              | Subdivision Type | Total Units      | Built Units | Total Area (ac)                 | Grid | Map Detail            | Contact Person     | Contact Phone  |      |
| Mesa Hills               | SF               | 90               | 91          | 31.26                           | H13  | 1                     | L B Properties LLC | (309) 343-2177 |      |
| Shadow Crest             | SF               | 105              | 104         | 38.67                           | G12  | 2                     | RFMS               | (309) 343-2177 |      |
| Sun Crest                | SF               | 46               | 47          | 18.74                           | G12  | 1                     | RFMS               | (309) 343-2177 |      |
| View Point               | T                | 54               | 57          | 8.26                            | F12  | 1                     | RFMS               | (309) 343-2177 |      |
| PUD Totals:              |                  | 295              | 299         | % Built Units to Allowable Cap: |      |                       |                    | 30.76%         |      |
| Planned Unit Development |                  | Las Palmas       |             |                                 |      | Cap on Units Allowed: |                    |                | 20   |
| Subdivision              | Subdivision Type | Total Units      | Built Units | Total Area (ac)                 | Grid | Map Detail            | Contact Person     | Contact Phone  |      |
| Las Palmas               | T                | 20               | 20          | 3                               | A12  | 4                     | N/A                |                |      |
| PUD Totals:              |                  | 20               | 20          | % Built Units to Allowable Cap: |      |                       |                    | 100.00%        |      |
| Planned Unit Development |                  | Mesquite Estates |             |                                 |      | Cap on Units Allowed: |                    |                | 2301 |
| Subdivision              | Subdivision Type | Total Units      | Built Units | Total Area (ac)                 | Grid | Map Detail            | Contact Person     | Contact Phone  |      |
| Bella Horizon            | SF               | 72               | 63          | 33.05                           | B10  | 4                     | Judco Inc          | (801) 367-7409 |      |
| Boulder Heights          | SF               | 67               | 67          | 20.97                           | D10  | 1                     | Kendall Hornberger | (801) 602-9161 |      |
| Cambria                  | SF               | 166              | 163         | 50.3                            | D10  | 2                     | Ken Hornberger     | (801) 602-9161 |      |
| Hayden Estates           | SF               | 90               | 90          | 30.67                           | E10  | 1                     | Kendall Hornberger | (801) 602-9161 |      |

Type: A=Apartments CD=Condominiums CM=Commercial I=Industrial SF=Single Family Residential T=Town



|                   |    |     |     |       |     |   |                            |                |
|-------------------|----|-----|-----|-------|-----|---|----------------------------|----------------|
| Mohave Ridge      | SF | 19  | 5   | 9.56  | D10 | 1 | N/A                        |                |
| Ridgemont         | SF | 88  | 23  | 21.17 | D10 | 1 | Beezer Homes               | (702) 847-8924 |
| Royal Vista       | SF | 102 | 88  | 27.58 | B10 | 3 | Judco Inc                  | (801) 367-7409 |
| Sierra Ridge      | SF | 38  | 38  | 13.3  | D10 | 3 | N/A                        |                |
| Stone Haven       | SF | 124 | 115 | 14.07 | D10 | 4 | Ken Hornberger             | (801) 602-9161 |
| Val Vista Estates | SF | 141 | 22  | 34.25 | E10 | 1 | Western States Contracting | (702) 644-1117 |

***PUD Totals:***

907

674

***% Built Units to Allowable Cap:***

29.29%

***Planned Unit Development Mesquite Vistas***

***Cap on Units Allowed:***

3499

| <i>Subdivision</i> | <i>Subdivision Type</i> | <i>Total Units</i> | <i>Built Units</i> | <i>Total Area (ac)</i> | <i>Grid</i> | <i>Map Detail</i> | <i>Contact Person</i> | <i>Contact Phone</i> |
|--------------------|-------------------------|--------------------|--------------------|------------------------|-------------|-------------------|-----------------------|----------------------|
|--------------------|-------------------------|--------------------|--------------------|------------------------|-------------|-------------------|-----------------------|----------------------|

|                       |    |     |     |       |     |   |                      |                |
|-----------------------|----|-----|-----|-------|-----|---|----------------------|----------------|
| Cinco Townhomes       | T  | 20  | 20  | 7.32  | D12 | 6 | Andrew LLC           | (702) 346-1174 |
| Copper Bluffs         | SF | 58  | 58  | 13.46 | D12 | 1 | N/A                  |                |
| Copper Springs        | SF | 47  | 45  | 35.86 | D12 | 2 | N/A                  |                |
| Crystal Canyon        | SF | 47  | 46  | 24.12 | D13 | 1 | N/A                  |                |
| Eagle Point           | CD | 12  | 12  | 1.15  | D12 | 3 | N/A                  |                |
| Enchantment           | CD | 104 | 104 | 9.36  | E12 | 1 | N/A                  |                |
| Falls Hillside Villas | CD | 208 | 208 | 17.37 | C13 | 1 | N/A                  |                |
| Fox Hollow            | SF | 22  | 23  | 15.03 | B12 | 4 | Silverado Properties | (702) 346-6069 |
| Hardy Way Townhomes   | CD | 18  | 18  | 1.26  | E12 | 1 | N/A                  |                |

*Type: A=Apartments CD=Condominiums CM=Commercial I=Industrial SF=Single Family Residential T=Town*

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|                         |    |     |     |       |     |   |                      |                |
|-------------------------|----|-----|-----|-------|-----|---|----------------------|----------------|
| Hermosa Vistas          | CD | 136 | 76  | 4.22  | C13 | 4 | TEC Engineering      | (702) 346-2280 |
| Highland Estates        | CD | 81  | 81  | 8.68  | C13 | 3 | N/A                  |                |
| Highland Fairways       | SF | 127 | 127 | 24.6  | D13 | 4 | N/A                  |                |
| Hilltop Vistas I & II   | T  | 60  | 60  |       | C13 | 1 | Hilltop Mesquite LLC | (707) 406-5747 |
| Ironwood                | SF | 59  | 59  | 12.73 | C12 | 2 | N/A                  |                |
| Lakeridge               | SF | 35  | 35  | 27.94 | E13 | 1 | N/A                  |                |
| Lakeridge II            | SF | 22  | 22  | 15.84 | E13 | 5 | N/A                  |                |
| LaScala                 | SF | 34  | 31  | 30    | E13 | 2 | N/A                  |                |
| Oasis Professional Park | CD |     |     | 4.01  | C12 | 6 | N/A                  |                |
| Paradise Canyons        | T  | 20  | 20  | 2.79  | C12 | 1 | N/A                  |                |
| Pinnacle I              | SF | 9   | 9   | 3.22  | C12 | 3 | N/A                  |                |
| Pinnacle II             | SF | 75  | 75  | 4.55  | C12 | 4 | N/A                  |                |
| Rancho Santa Barbara    | SF | 43  | 43  | 16.3  | D13 | 2 | N/A                  |                |
| Redd Hills Commercial   | CM |     |     | 24.21 | E14 | 2 | N/A                  |                |
| Sedona                  | SF | 69  | 69  | 13.12 | D13 | 5 | N/A                  |                |
| Summer Ridge            | T  | 18  | 18  | 5.42  | C12 | 5 | N/A                  |                |
| Summercrest             | SF | 55  | 51  | 14.75 | A11 | 1 | N/A                  |                |
| Summerhills             | CD | 110 | 110 | 20.11 | A11 | 2 | N/A                  |                |

Type: A=Apartments CD=Condominiums CM=Commercial I=Industrial SF=Single Family Residential T=Town

|                 |    |     |     |       |     |   |                         |
|-----------------|----|-----|-----|-------|-----|---|-------------------------|
| Terraces        | SF | 16  | 15  | 8.49  | D13 | 3 | N/A                     |
| The Point       | SF | 20  | 20  | 3.84  | C13 | 2 | N/A                     |
| Ventana         | T  | 60  | 60  | 16    | D12 | 4 | N/A                     |
| Villa La Paz    | SF | 39  | 34  | 12.68 | E13 | 4 | N/A                     |
| Villa La Paz II | SF | 41  | 30  | 9.14  | E12 | 4 | CHPS LLC (801) 466-3686 |
| Vista Del Lagos | SF | 51  | 50  | 11.2  | A11 | 4 | N/A                     |
| Vista Del Monte | SF | 148 | 148 | 36.64 | A11 | 3 | N/A                     |
| Vista Heights   | SF | 25  | 25  | 16.35 | E13 | 3 | N/A                     |

***PUD Totals:***

1889

1802

***% Built Units to Allowable Cap:***

51.50%

***Planned Unit Development No PUD***

***Cap on Units Allowed:***

| <i>Subdivision</i> | <i>Subdivision Type</i> | <i>Total Units</i> | <i>Built Units</i> | <i>Total Area (ac)</i> | <i>Grid</i> | <i>Map Detail</i> | <i>Contact Person</i> | <i>Contact Phone</i> |
|--------------------|-------------------------|--------------------|--------------------|------------------------|-------------|-------------------|-----------------------|----------------------|
| Abbott Townhomes   | T                       | 9                  | 9                  | 0.88                   | E15         | 1                 | N/A                   |                      |
| Arrowhead          | SF                      | 118                | 117                | 25.09                  | C15         | 1                 | N/A                   |                      |
| Calistoga Ranch    | SF                      | 62                 | 56                 | 18.76                  | E14         | 3                 | Mazmel LLC            |                      |
| Casa Playa Villas  | A                       | 48                 | 48                 | 1.08                   | B15         | 1                 | N/A                   |                      |
| Cedarwood          | SF                      | 22                 | 22                 | 5.13                   | D15         | 6                 | N/A                   |                      |
| Chaparral Estates  | SF                      | 30                 | 30                 | 7.97                   | A12         | 3                 | N/A                   |                      |
| Chardonnay         | T                       | 54                 | 54                 | 6.9                    | E15         | 6                 | N/A                   |                      |

*Type: A=Apartments CD=Condominiums CM=Commercial I=Industrial SF=Single Family Residential T=Town*

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|                         |    |     |     |       |     |   |     |
|-------------------------|----|-----|-----|-------|-----|---|-----|
| Cindy Sue               | SF | 6   | 3   | 2.15  | A13 | 1 | N/A |
| Coronado                | T  | 14  | 14  | 1.74  | D15 | 7 | N/A |
| Country Meadows         | T  | 12  | 12  | 1.2   | E15 | 1 | N/A |
| Crestview Townhomes     | T  | 10  | 10  | 1.89  | A12 | 1 |     |
| Crossings               | T  | 100 | 100 | 9.38  | A12 | 5 | N/A |
| Dairy Lane              | A  | 28  | 28  | 3.5   | B14 | 5 | N/A |
| Desert Rose             | SF | 157 | 157 | 75.31 | E14 | 1 | N/A |
| Desert Shade Apartments | A  | 137 | 137 | 5.96  | D14 | 5 | N/A |
| Desert Winds            | T  | 44  | 44  | 5.96  | E15 | 9 | N/A |
| Hacienda Estates        | SF | 97  | 92  | 19.8  | E15 | 2 | N/A |
| Hafen Village           | A  | 96  | 96  | 4.92  | F16 | 1 | N/A |
| Hardy Way Properties    | CM |     |     | 4.59  | E12 | 6 |     |
| Hawk Ridge              | CD | 153 | 153 | 8.89  | B12 | 5 | N/A |
| Jack Hardy Estates      | SF | 72  | 72  | 14.77 | A14 | 1 | N/A |
| La Noor Studios         | A  | 29  | 29  |       | C15 | 1 |     |
| LC5 Rentals - 100 E     | A  | 12  | 3   | 0.73  | C15 | 1 | N/A |
| LC5 Rentals - 130 E     | A  | 12  | 12  | 0.51  | B14 | 1 | N/A |
| LC5 Rentals - 90 E      | A  | 13  | 13  | 0.77  | C15 | 1 | N/A |

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|                            |    |     |     |       |     |   |             |                |
|----------------------------|----|-----|-----|-------|-----|---|-------------|----------------|
| Leavitt Estates            | SF | 20  | 18  | 12.65 | F15 | 4 | V K Leavitt | (702) 346-5410 |
| Leavitt Estates II         | SF | 43  | 37  | 13.94 | F15 | 5 | V K Leavitt | (702) 346-5410 |
| Mesa Townhomes             | T  | 82  | 82  | 2.19  | A12 | 6 | N/A         |                |
| Mesquite Auto Mall         | CM |     |     | 19.61 | H15 | 1 |             |                |
| Mesquite Bluffs Apartments | A  | 192 | 192 | 7.97  | D14 | 3 | N/A         |                |
| Mesquite Commons           | CM | 2   | 2   | 0.99  | B14 | 1 |             |                |
| Mesquite Mesa              | CD | 109 | 109 | 10.19 | B12 | 1 | N/A         |                |
| Mesquite Summit Plaza      | CD | 8   | 8   | 2.55  | E12 | 5 | N/A         |                |
| Millstream                 | A  | 40  | 40  | 2.38  | B14 | 4 | N/A         |                |
| Morning Star               | SF | 157 | 157 | 26.11 | B14 | 2 | N/A         |                |
| Mountain View Estates      | SF | 114 | 114 | 25.99 | D15 | 2 | N/A         |                |
| Mountain Vue Apartments    | A  | 12  | 12  | 0.89  | E15 | 7 | N/A         |                |
| Noor Star Estates          | SF | 11  | 8   | 5.32  | B15 | 2 |             |                |
| Old Mill                   | SF | 58  | 58  | 7.58  | B14 | 3 | N/A         |                |
| Old Mill Meadows           | SF | 50  | 43  | 20.5  | A14 | 2 | Nick Dane   | (702) 451-1554 |
| Rising Star                | SF | 124 | 124 | 62.08 | D15 | 3 | N/A         |                |
| Riverside Meadows          | SF | 70  | 72  | 15.65 | F15 | 1 | N/A         |                |
| Riverside Park             | SF | 10  | 10  | 3.22  | E15 | 4 | N/A         |                |

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|                             |    |     |     |       |     |    |                                 |                |
|-----------------------------|----|-----|-----|-------|-----|----|---------------------------------|----------------|
| Riverside Townhomes         | T  | 50  | 50  | 3.33  | E15 | 3  | N/A                             |                |
| Rock Springs I              | CD | 176 | 176 | 10.17 | B12 | 3  | N/A                             |                |
| Rock Springs II             | CD | 344 | 344 | 19.99 | B12 | 2  | N/A                             |                |
| Sandstone                   | CD | 176 | 152 | 11.94 | D14 | 1  | Sandstone Condos in Mesquite    | (702) 346-0707 |
| Santa Fe Springs            | SF | 8   | 6   | 1.91  | A12 | 8  | Greg & Daniel Bulloch           | (702) 346-5100 |
| Santa Fe Vistas             | SF | 109 | 109 | 35.12 | A12 | 1  | N/A                             |                |
| Santa Theresa Estates       | SF | 93  | 86  | 18.69 | F15 | 3  | Santa Theresa Estates LLC       |                |
| Scenic View                 | T  | 75  | 75  | 22.73 | A12 | 7  | N/A                             |                |
| Skyhawk                     | T  | 100 | 100 | 9.8   | E15 | 11 | N/A                             |                |
| Smokey Lane Condominiums    | CD | 200 | 200 | 4.41  | F15 | 2  | N/A                             |                |
| Solstice Motor Coach Resort | MH | 105 | 105 | 30.4  | I14 | 2  |                                 |                |
| Southern Heights            | SF | 13  | 12  | 3.29  | C15 | 3  | Southern Heights LLC            |                |
| Spanish Trail Estates       | SF | 32  | 32  | 12.51 | C14 | 1  | N/A                             |                |
| Summerwind                  | CD | 185 | 185 | 10.84 | E15 | 8  | N/A                             |                |
| Sun River Apartments        | A  | 24  | 24  | 2.81  | D14 | 4  | N/A                             |                |
| Sunrise Meadows             | SF | 60  | 53  | 7.26  | C15 | 2  | Color Country Community Housing | (435) 673-3131 |
| The Fields                  | SF | 67  | 5   | 16    | G15 | 1  | N/A                             |                |
| The Springs                 | CD | 135 | 134 | 18.52 | E15 | 10 | N/A                             |                |

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|                             |    |     |     |       |     |   |                             |                |
|-----------------------------|----|-----|-----|-------|-----|---|-----------------------------|----------------|
| Trailside                   | SF | 66  | 66  | 19.95 | E16 | 1 | Ence Homes                  | (702) 346-7549 |
| Triangle Townhomes          | SF | 4   | 4   | 12.88 | E14 | 1 | Frehner-Larkin, Inc.        | (702) 346-5100 |
| Turtleback Canyon           | SF | 51  | 51  | 18.62 | D12 | 5 | N/A                         |                |
| Turtleback Canyon 2         | SF | 43  | 40  | 11.95 | D12 | 7 | Primex Plastics Corporation | (702) 346-7100 |
| Valley View                 | SF | 81  | 68  | 34.6  | A13 | 2 | N/A                         |                |
| Virgin Valley Mobile Home P | MH | 72  | 65  | 9.6   | E15 | 5 | N/A                         |                |
| Vista Verde                 | SF | 38  | 36  | 10.11 | A12 | 2 | N/A                         |                |
| White Mesa                  | SF | 89  | 78  | 20.92 | D14 | 2 | DT Development              | (435) 674-9220 |
| Wildflower                  | SF | 112 | 112 | 21.29 | D15 | 4 | N/A                         |                |
| Winterhaven Estates         | SF | 3   | 3   | 0.5   | D15 | 5 | N/A                         |                |

**PUD Totals:**

4948

4768

**% Built Units to Allowable Cap:**

**Planned Unit Development Palm Cove**

**Cap on Units Allowed:**

23

| Subdivision | Subdivision Type | Total Units | Built Units | Total Area (ac) | Grid | Map Detail | Contact Person | Contact Phone |
|-------------|------------------|-------------|-------------|-----------------|------|------------|----------------|---------------|
|-------------|------------------|-------------|-------------|-----------------|------|------------|----------------|---------------|

|           |    |    |    |      |     |   |                           |                |
|-----------|----|----|----|------|-----|---|---------------------------|----------------|
| Palm Cove | SF | 23 | 16 | 4.68 | D12 | 8 | DSR Nevada Investment LLC | (702) 806-1478 |
|-----------|----|----|----|------|-----|---|---------------------------|----------------|

**PUD Totals:**

23

16

**% Built Units to Allowable Cap:**

69.57%

**Planned Unit Development Paradise Canyon Resort**

**Cap on Units Allowed:**

76

| Subdivision | Subdivision Type | Total Units | Built Units | Total Area (ac) | Grid | Map Detail | Contact Person | Contact Phone |
|-------------|------------------|-------------|-------------|-----------------|------|------------|----------------|---------------|
|-------------|------------------|-------------|-------------|-----------------|------|------------|----------------|---------------|

|          |    |    |    |      |     |   |     |  |
|----------|----|----|----|------|-----|---|-----|--|
| Cascades | CD | 26 | 26 | 8.61 | B11 | 2 | N/A |  |
| Classics | CD | 50 | 20 | 4.78 | B11 | 1 | N/A |  |

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|                                 |                         |                      |                    |  |             |                   |                       |                      |         |
|---------------------------------|-------------------------|----------------------|--------------------|--|-------------|-------------------|-----------------------|----------------------|---------|
| <b>PUD Totals:</b>              |                         | 76                   | 46                 | <b>% Built Units to Allowable Cap:</b> |             |                   |                       |                      | 60.53%  |
| <b>Planned Unit Development</b> |                         | <i>Rivers Bend</i>   |                    | <b>Cap on Units Allowed:</b>           |             |                   |                       |                      | 233     |
| <b>Subdivision</b>              | <b>Subdivision Type</b> | <b>Total Units</b>   | <b>Built Units</b> | <b>Total Area (ac)</b>                 | <b>Grid</b> | <b>Map Detail</b> | <b>Contact Person</b> | <b>Contact Phone</b> |         |
| Rivers Bend                     | SF                      | 222                  | 174                | 48.83                                  | F16         | 1                 | N/A                   |                      |         |
| <b>PUD Totals:</b>              |                         | 222                  | 174                | <b>% Built Units to Allowable Cap:</b> |             |                   |                       |                      | 74.68%  |
| <b>Planned Unit Development</b> |                         | <i>Sunset Greens</i> |                    | <b>Cap on Units Allowed:</b>           |             |                   |                       |                      | 701     |
| <b>Subdivision</b>              | <b>Subdivision Type</b> | <b>Total Units</b>   | <b>Built Units</b> | <b>Total Area (ac)</b>                 | <b>Grid</b> | <b>Map Detail</b> | <b>Contact Person</b> | <b>Contact Phone</b> |         |
| Sunset Greens                   | T                       | 701                  | 701                | 110.38                                 | H16         | 1                 | N/A                   |                      |         |
| <b>PUD Totals:</b>              |                         | 701                  | 701                | <b>% Built Units to Allowable Cap:</b> |             |                   |                       |                      | 100.00% |
|                                 |                         | 14405                | 12860              |  |             |                   |                       |                      |         |

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